

**TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
MARCH 21, 2001**

- MEMBERS PRESENT:** Eric Brattstrom, David Markolf, Peter Monte, Chair; Lenord Robinson.
- OTHERS PRESENT:** Gunner McCain, Saltzman representative; Bob Messner, Saltzman abutter; Margo Wade, DRB/PC Assistant.
- AGENDA:**
- 1) 7:30 p.m. Call to Order
 - 2) Public Hearing: Saltzman 7-Lot Subdivision Re-Approval
 - 3) Initial Meeting: Estin 2-Lot Subdivision off Golf Course Road
 - 4) Other Business:
 - a) Signing of minutes
 - b) New Land Use Regs. training & DRB Rules of Procedure
 - c) Schedule Site Visits – Mac’s & Edgcomb
 - d) Reynells mylar

I. CALL TO ORDER

Mr. Monte called the meeting to order at 7:30 p.m.

II. PUBLIC HEARING: Saltzman 7-Lot Subdivision Re-Approval

Richard Saltzman seeks re-approval of a 7-lot subdivision of 50 +/- acres located off the west side East Warren Road in the Rural Residential District. The lots range in size from 0.8 +/- acres to 20.5 +/- acres. Re-approval is requested because the plat mylar was not filed within the required 90-day period. The applicant also requests a waived of subdivision hearing requirements by way of combining the initial meeting with the warned public hearing. The project qualifies as a major subdivision and will be review under provisions of the Warren Permanent Subdivision Regulations.

Mr. McCain came before the board on behalf of the applicant.

STAFF REPORT

Mr. Monte read the warning, which ran in the March 30, 2001 issue of the Valley Reporter.

APPLICANT COMMENTS

Mr. McCain explained that the application is unchanged from the original subdivision the Board approved on October 18, 2000. The applicant seeks re-approval because the 90-day mylar filing deadline was not adhered to. All previously submitted material is re-submitted for re-approval.

PUBLIC INPUT

Mr. Messner stated he was present to see that no changes were made to the original application.

DELIBERATION/DECISION

Mr. Monte reviewed the draft decision.

Motion by Mr. Robinson, seconded by Mr. Brattstrom to re-approve the Saltzman 7-Lot Subdivision as submitted, and to approve the decision as drafted. VOTE: unanimous; motion carried.

III. INITIAL MEETING: Estin 2-Lot Subdivision

Hans Estin seeks approval for a 2-lot subdivision of 2.4 +/- acres on Golf Course Road in the Vacation Residential District, and a variance from road setback requirements. The application requires review under provisions of the Warren Permanent Subdivision Regulations, and Article IV, § 3.C. of the Warren Zoning Bylaws.

Mr. McCain came before the board on behalf of the applicant.

STAFF REPORT

Mr. Monte reviewed the submittal material and explained that this was the initial meeting for the subdivision review.

APPLICANT COMMENTS

Mr. McCain described the application, which includes a 2-Lot Subdivision, and a road setback variance for the proposed building sites on the proposed lots. The parcel is located on Golf Course Road; is approximately 2.4 acres; is split in two by the road; and is part of the Estin Estate subdivision, which was created in the mid 60s. Mr. McCain explained that the setback variance was necessary because the lots are shallow, 140 feet and 125 feet deep, and the road setback from Golf Course Road is 150 feet.

The application was submitted on March 2, 2001, therefore will be reviewed under the old subdivision and zoning regulations.

PUBLIC INPUT

There was not public input.

DELIBERATION/DECISION

For the next meeting the site plan will show:

- corrected acreages
- building envelopes and road setbacks for building envelopes
- change the lot names to A and B, in the event the proposed lot names (Lot 1 and Lot 2) exist in the original Estin Estates Subdivision
- show locations for existing houses on abutting lots

Motion by Mr. Markolf, seconded by Mr. Brattstrom to deem the project a minor subdivision. VOTE: Unanimous; motion carried.

Motion by Mr. Monte, seconded by Mr. Brattstrom to schedule the public hearing for April, 18, 2001 at 7:30 p.m. VOTE: unanimous; motion carried.

A site visit will be conducted prior to the hearing.

IV. OTHER BUSINESS

a) Signing of minutes

MOTION by Mr. Markolf, seconded by Mr. Brattstrom to approve the February 21, 2001 minutes with corrections. VOTE: unanimous; motion carried.

b) New Land Use Regulations training & DRB Rules of Procedure

Ms. Wade explained that she is working on scheduling a training session for the DRB with Burnt Rock Inc., and Steve Stitzel. As soon as a date is determined, she will let the board members and alternates know.

c) Schedule Site Visits – Mac’s & Edgcomb

A site visit was scheduled for April 4, 2001 at 7:00 p.m. for the Mac’s application. A site visit was determined unnecessary for the Edgcomb application because the application is essentially the same as last year’s application.

d) Reynells mylar

The Reynells 2-Lot Subdivision mylar was approved and signed.

V. ADJOURNMENT

MOTION by Mr. Robinson, seconded by Mr. Monte to adjourn the meeting. VOTE: unanimous; motion carried.

The meeting adjourned at 8:50 p.m.

Respectfully submitted,
Margo B. Wade
DRB/PC Assistant

DEVELOPMENT REVIEW BOARD

Eric Brattstrom (date)

Lenord Robinson (date)

David Markolf (date)

Peter Monte, Chair (date)